

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-14-2008 – Sunset Hills Subdivision – Phase 2

SYNOPSIS:

Applicant: Chris Drent
Proposal: Final Plat Approval
Location: 7050 West 6600 South
Zoning: R-1-10

BACKGROUND:

Chris Drent, is requesting final plat approval for the second phase of the Sunset Hills Subdivision. The subject property was rezoned in May 2006 from the A-1 zone to the R-1-10 zone. The overall project received preliminary approval in August 2006, and Phase 1 was recorded in early 2008. A development agreement was reviewed and approved by the Planning Commission and City Council which sets forth the development standards to be used in this subdivision.

The final plat consists of 108 lots on 32.4 acres. This equates to an overall density of 3.2 units per acre. Lots range in size from 8,000 square feet to 18,191 square feet. The average lot size in the subdivision has been calculated at 9,200 square feet.

Access to the subdivision will be gained from 6600 South and from Oquirrh Mesa Drive. Additional sub streets will be platted within this phase to provide access for the remaining phase to the west. All streets within phase 2 will be dedicated to a 54-foot width to include curb, gutter, sidewalk and asphalt.

Various right-of-way widths will be used for the Sunset Hills development. The developer has dedicated the first portion of 6600 South adjacent to phase 1 as a 40-foot half width. This right-of-way width will continue westward adjacent to this phase. Oquirrh Mesa Drive has been dedicated and improved to a 66-foot right-of-way. Oquirrh Mesa Drive will have a 10-foot landscaped parkstrip on the west side of the street. The east side will provide a wide landscaped buffer between the courtyard homes and Oquirrh Mesa Drive. The north side of 6600 South will consist of a 5-foot sidewalk and 5-foot parkstrip.

This phase of the project is challenging because of its prior use a gravel pit. As with phase 1, staff will recommend that the developer coordinate the grading and drainage plan with the City Engineering Division. The grading and drainage plan will need to reflect methods of lot grading and retaining if necessary.

As part of the preliminary plat, a soils report was submitted. The report stated that no ground water was encountered to a depth of 15 feet. However, the soils report did address fill that had been brought to the site. The report indicated that this fill should be removed from below proposed buildings, slabs and pavement. The developer will need to coordinate this issue with the City Engineering Division as it relates to roadways etc., and the Building Division as it relates to new construction.

The developer will be responsible to coordinate the availability of all utilities for the subdivision. With regards to water and sewer, Kearns Improvement District has informed staff that water connections are readily available for this development. Sewer easements are located throughout phase 1 which will extend to the west to accommodate the needs of this phase and the phase to the west.

Per the development agreement, the developer will install a decorative pre-cast masonry wall along 6600 South and the west side of Oquirrh Mesa Drive. The north side of the subdivision will be fenced with a 6-foot vinyl fence. Staff will recommend that the vinyl fence not be installed until some of the housing is in place and ready for occupancy.

The southwest corner of the project will contain a parcel for a future water pump house. The parcel has been provided at the request of Kearns Improvement District. For this phase of the subdivision, the district has stated that water service is available from a water tank to the north. However, as the elevation of the next phase will be higher than the service tank, the pump house will need to be installed to provide this service. The parcel in question will be owned by KID and will be maintained by them as well.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager